



BOARD OF ADJUSTMENT

AGENDA

**Kannapolis City Hall
Laureate Center - Kannapolis, N.C.**

Tuesday July 14, 2020 at 6:00 PM

1. Call to Order

2. Roll Call and Recognition of Quorum

3. Approval of Agenda

4. Swearing-In for Testimony

5. Public Hearing:

a. BOA-2020-07 – Conditional Use Permit – 5010 Rogers Lake Rd.

Public hearing to consider a request for a Conditional Use Permit (CUP). The applicant Sterling Development, LLC., is requesting a CUP to allow for a 270-unit multi-family residential development on property located at on the NE corner of Rogers Lake Rd. and Kannapolis Pkwy., more specifically identified as Cabarrus County Parcel Identification Number 5602-39-3995. The property is zoned C-2 (General Commercial) and is approximately 26.08 +/- total acres.

b. BOA-2020-09 – Variance – 708 Buick Ave.

Public Hearing to consider a request for a variance from Article 4, Table 4.7-1. of the Unified Development Ordinance, which requires minimum lot size and dimensional requirements for property located in the Residential Village (RV) zoning district. The applicant, Marie Dellinger, is requesting a variance to allow subdividing the property into two (2) parcels. The property is located at 708 Buick Ave. and is more specifically identified as Cabarrus County PIN #5613-65-8638.

c. BOA-2020-11 – Variance – 411 Kimball St.

Public Hearing to consider a request for a variance from Article 4, Table 4.7-1. of the Unified Development Ordinance, which requires minimum dimensional requirements for property located in the Residential Village (RV) zoning district. The applicant, Matthew Erich, is requesting a variance to allow subdividing the property into two (2) parcels. The property is located at 411 Kimball St. and is more specifically identified as Rowan County PIN #152 106.

d. BOA-2020-12 – Certificate of Nonconformity Adjustment – 701 Smith St.

Public Hearing to consider a Certificate of Nonconformity Adjustment (CONA). The applicant, Olga Lidia Moreno, is requesting a CONA to allow for the expansion of an existing non-conforming storage accessory structure on property located at 701 Smith St. and more specifically identified as Cabarrus County Parcel Identification Number 5613-96-9776. The property is zoned RV (Residential Village) and is approximately .22 +/- acres.

ADA Notice and Hearing-Impaired Provisions

In accordance with requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), anyone who requires auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director by phone at 704-920-4302 or email at tccline@kannapolisnc.gov as soon as possible, but no later than forty-eight (48) hours before the scheduled event.

e. **BOA-2020-13 – Conditional Use Permit – Maple Ridge**

Public hearing to consider a request for a Conditional Use Permit (CUP). The applicant, Workforce Development, LLC., is requesting a CUP to allow construction of a 72-unit apartment community on unaddressed property located on the north side of Irene Ave, east of N. Cannon Blvd., more specifically identified as Cabarrus County Parcel Identification Number 5623-15-2751. The property is zoned RV (Residential Village) and is approximately 8.045 +/- acres.

f. **BOA-2020-14 – Conditional Use Permit – Coldwater Ridge**

Public hearing to consider a request for a Conditional Use Permit (CUP). The applicant, Urquhart Development, LLC., is requesting a CUP to allow construction of a 74-unit apartment community on unaddressed parcels located on the north side of Cold Water Ridge, east of Doffer Ln., and more specifically identified as Cabarrus County Parcel Identification Numbers 5622-48-9964, 5622-59-1003, 5622-59-2141, 5622-59-3270 & 5622-59-5209. The properties are zoned C-2 (General Commercial) and are approximately 5.41 +/- total acres.

g. **BOA-2020-15 – Conditional Use Permit – Front Street**

Public hearing to consider a request for a Conditional Use Permit (CUP). The applicant, Chris Puckett, is requesting a CUP to allow construction of three (3) single-family homes on property located on Front St., more specifically identified as Cabarrus County Parcel Identification Numbers 5613-77-6448, 5613-77-5433 and 5613-77-4491. The properties are zoned B-1 (Neighborhood Commercial/Office) and are approximately .63 +/- total acres.

h. **BOA-2020-16 – Variance – 2705 Kendalwood Ct.**

Public Hearing to consider a request for a variance from Article 6, Section 6.4.19.3.7.1. and Article 7, Section 7.4 of the Unified Development Ordinance, for property located at 2705 Kendalwood Ct. The applicant, Brenton & Shannon Adam., are requesting a variance to construct a 2-car garage within a designated buffer. The property is approximately .37 +/- acres and is more specifically identified as Cabarrus County PIN #5602-34-3692.

6. Planning Director Update

7. Other Business

8. Adjourn